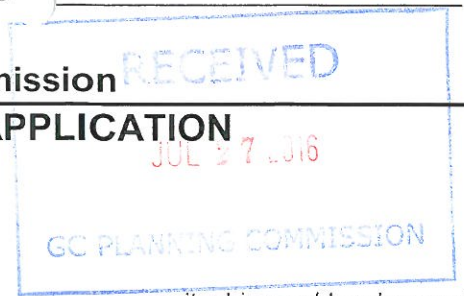




PROJECT ID

Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION



Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: THE CITY OF GROVE CITY MAINTENANCE FACILITY

PROJECT LOCATION: 3262 VENTURA BLVD., GROVE CITY, OHIO 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001209-00 ACREAGE AFFECTED BY THIS APPLICATION: 29.09 ACRES

EXISTING ZONING: SD-3 EXISTING LAND USE: RECREATIONAL

PROPOSED ZONING: CF PROPOSED LAND USE: MAINTENANCE/STORAGE BUILDING

PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

THE CITY OF GROVE CITY OHIO	4035 BROADWAY	GROVE CITY, OHIO 43123
Name	Address	City, State, Zip
614-277-3000	614-277-3011	
Phone	Fax	Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

THE CITY OF GROVE CITY		
Name	Title	Company / Organization
4035 BROADWAY	GROVE CITY	OHIO, 43123
Address	City	State, Zip
614-277-3000	614-277-3011	
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

SHANE J. SPENCER	PROJECT MANAGER	EMH&T, INC.
Name	Title	Company / Organization
5500 NEW ALBANY ROAD	COLUMBUS	OHIO, 43054
Address	City	State, Zip
614-775-4482	614-775-4806	sspencer@emht.com
Phone	Fax	Email
ENGINEER		

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The Engineering Review Fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Fee Calculation

Application Fee:	\$	300.00
Engineering Review Fee:	+ \$	2900.00
Total Submittal Fee:	= \$	3200.00

Submittal Items

(check box)

Completed Application (signed and notarized):	<input checked="" type="checkbox"/>
Submittal Fee (including engineer review fee):	<input type="checkbox"/>
Ten (10) copies of plans (folded and collated):	<input checked="" type="checkbox"/>

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Cindi Fitzpatrick, the current property owner hereby authorize the applicant Shane Spencer to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to visit and/or photograph the property described in this application.

Signature of Current Property Owner: Cindi Fitzpatrick Date: 7/27/16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 27 day of July, 2016.

Jeffrey Huff
Official Seal and Signature of Notary Public

JENNIFER PEEFFER
Notary Public, State of Ohio
My Commission Expires 12-30-2019

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I SHANE J. SPENCER, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Shane Spencer Date: 7/26/16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 26 day of July, 2016.

Bernice J. Daniels
Official Seal and Signature of Notary Public



BERNICE J. DANIELS
Notary Public, State of Ohio
My Commission Expires
09-27-2019

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>7/27/16</u>	RECEIVED BY: <u>mh</u>	PAYMENT AMOUNT: <u> </u>
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>20160727004B</u>	CITY'S REVIEW ENGINEER:	

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One (1) original, signed application and nine (9) copies
 - ☐ TBD Appropriate fee (\$300 plus applicable engineering fees – see [Fee Recovery Policy](#))
 - ☒ Ten (10) copies of the project narrative describing the nature of the project
 - ☒ One (1) electronic copy of all application materials submitted on CD or DVD – all electronic data shall be compatible with Adobe Reader 5.0 or later
 - ☐ N/A Ten (10) copies of a metes and bounds legal description and survey of the property
 - ☐ N/A Ten (10) copies (sheet size 8½ x 11) of the proposed Development Standards Text (if applicable)
 - ☒ If applicable, nine (9) copies (sheet size 24 x 36) and one (1) copy (sheet size 8½ x 14) of the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility and Stormwater
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
- | | |
|-----------------------------------|--|
| City Administrator | |
| Service Director | |
| Review for the City of Grove City | |
| Fire Department Jackson Township | |
- ☐ N/A If applicable, nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) of scaled drawing showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ N/A If applicable, nine (9) scaled, architectural elevations (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) with proposed colors and finish materials noted
 - ☐ N/A If applicable, two (2) copies of the preliminary stormwater calculations stamped by professional engineer
 - ☐ N/A Finish material/color samples board (swatches, photos, plans or product specifications)
 - ☒ Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ N/A If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
 - ☒ **Please note the following:** Twenty (20) additional copies of revised submittals are required for the Planning Commission hearing

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.